



SITE INFORMATION		
Property location	3151-3251 N. Federal Highway, Pompano Beach, FL	
Zoning district	General Business District (B-3)	
Gross Lot Area	7.1 ac (310,933 sf)	
NET Lot Area	6.2 ac (270,241 sf)	
Density (on Net Lot area)	46 du/ac (285 dux)	
Allowed	46 du/ac (285 dux)	
Provided	45.8 du/ac (285 dux)	
Gross square footage (GSF)		
Leasable (net rentable)	259,976 sf	
Non Leasable	48,731 sf	
Garage	102,744.7 sf	
Subtotal	308,707 sf	
Other areas (BOH, Amenity, Storage, balcon/porches)	34,379 sf	
Grand total	343,086 sf	
SITE AREA		
Impervious area (Based on Net area)		
Buildings footprint coverage (Based on Net area)	87,077 sf (32.3%)	
Vehicular use area (Based on Net area)	89,080 sf (33%)	
Pool area (Based on Net area)	7,969 sf (3%)	
Sidewalk (Based on Net area)	12,727 sf (4.7%)	
Pervious area (Based on Net area)		
Landscape (Based on Net area)	73,388 sf (27%)	
Grand total	270,241 (100%)	
Building Setbacks		
Front yard (East) - Federal highway	0'	
Rear yard (West) - N.E. 17th avenue	10'	
Interior side yard (North and South) - Min ft.	10'	
Density		
Studio	585 avg sf/du	28 units
1 Bedroom	793 avg sf/du	100 units
2 Bedrooms	1,025 avg sf/du	143 units
3 Bedrooms	1,263 avg sf/du	14 units
Total		285 units
Parking requirements		
	# of units/square footage	# of sp
Multifamily		
Studio @ 1 sp/du	28 units	28 sp
1bd @ 1.5 sp/du	100 units	150 sp
2bd @ 1.5 sp/du	143 units	215 sp
3bd @ 2 sp/du	14 units	28 sp
Subtotal		421 sp
Commercial		
@ 1 sp per 300 sf	4,164 sf	14 sp
GRAND TOTAL REQUIRED		434 sp
PROVIDED		
Garage		284 sp
Detached garage		7 sp
Surface parking		175 sp
GRAND TOTAL PROVIDED		466 sp

Notes:
 1 - ADA spaces provided (Included in Total Provided): 14 sp (7 sp in garage + 6 on surface parking + 1 on detached garage)
 2 - Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

SITE DATA

OF UNITS: 285 DU
 PARKING REQUIRED RESIDENTIAL: 466 SP
 PARKING REQUIRED COMMERCIAL: 14 SP
 GRAND TOTAL REQUIRED: 434 SP
 PROVIDED: 466 SP/ RATIO 1.6 SP/DU



CONCEPTUAL - SITE PLAN

SCALE: 1"=30'-0"

DRC SUBMITTAL 2021.06.16

P&Z
 PZ20-05000003
 9/22/21

P&Z
 PZ20-05000003
 10/27/21

DRAWN	
DATE	01/13/2021
SCALE	AS SHOWN
JOB NO.	2008.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 SUITE 1513
 MIAMI, FLORIDA 33156
 (305) 273-9911

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

POMPAÑO BEACH
 FOR:
 ENCORE CAPITAL MANAGEMENT
 LOCATED AT:
 POMPAÑO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
 AR0094576

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY